

This detailed floor plan illustrates the first floor of a building, featuring a large garage area on the left and a retail/tenant space on the right. The plan includes various rooms, utility areas, and outdoor spaces.

**Garage Area (Left):**

- GARAGE - 51 SPACES:** A large parking area with multiple rows of spaces. Dimensions include 24'-0" and 18'-0" TYP. (typical).
- COMPACT:** Several compact car spaces are marked along the perimeter.
- MAINTENANCE ACCESS:** Located at the top left.
- EXIT STAIR #2:** Located at the top right.

**Retail and Tenant Space (Right):**

- RETAIL 458 SF:** A large blue-shaded area with FFE (Fixed Furniture Equipment) dimensions of 94.70.
- TENANT GYM:** A pink-shaded area at the top right.
- TRASH/RECYCLE:** A pink-shaded area at the top left of the retail section.
- MAIL BOXES:** Located between the trash/recycle area and the retail space.
- STAIR #1:** Located near the retail space.

**Utility and Service Areas (Center):**

- HOSE BIB & DRAIN:** Located near the retail space.
- PACKAGE:** A small room adjacent to the retail space.
- OFFICE:** A small room adjacent to the package room.
- LOUNGE:** A small room adjacent to the office.
- ADA:** Accessible area near the lounge.
- BIKE RACK:** Located near the retail space.
- ELECTRIC VAULT BELOW:** Indicated near the bike rack.

**Outdoor and Access Areas (Bottom):**

- PLANTED AREA:** Located at the bottom left.
- HARDSCAPE PLAZA:** Located at the bottom right.
- EXISTING SIDEWALK:** Located at the bottom.
- VEHICLE IN QUEUING POSITION:** Indicated near the planted area.
- DOOR WIDTH:** 20'-0" is marked near the entrance.

**Dimensions and Notes:**

- Overall Dimensions:** 135'-0" wide by 24'-0" deep.
- Other Dimensions:** 8'-0", 8'-6", 18'-0" TYP., 24'-0", 20'-0".
- Notes:** "TYP." (typical) is used for dimensions. "FFE 94.70" and "FFE 95.2'" are noted for the retail and lounge areas respectively.

**GROSS AREA - 24,391 S.F.**



## A1.1

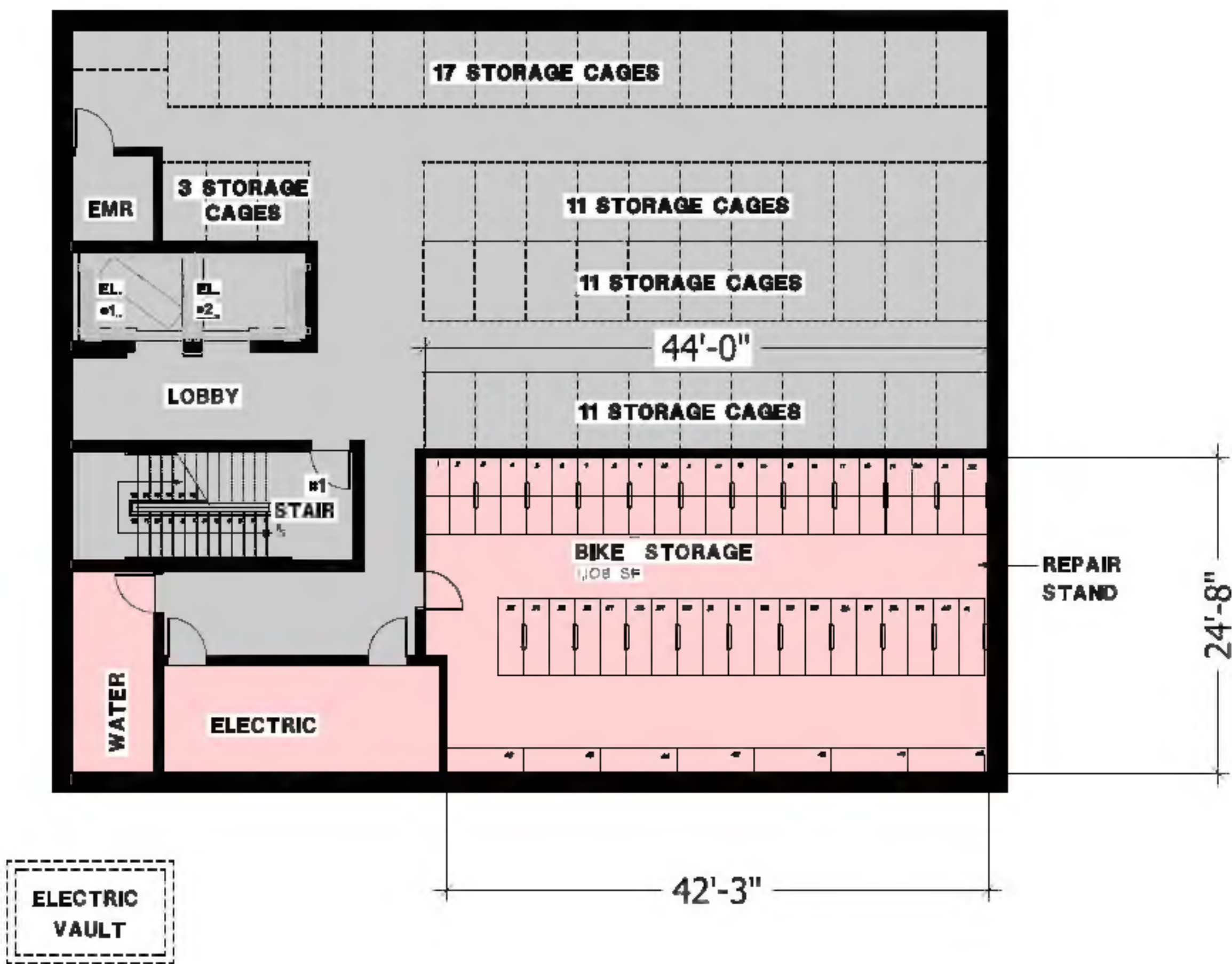


LOWER FLOOR KEY

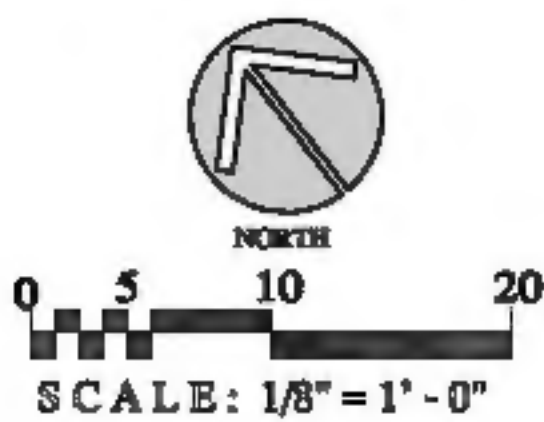
- MIXED USE
- CIRCULATION
- GARAGE
- COMMON SPACE

UPPER FLOOR KEY

- CIRCULATION
- UNIT OUTSIDE SPACE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- 3 BEDROOM UNIT
- COMMON OUTSIDE SPACE



GROSS AREA - 4,608 S.F.  
BASEMENT FLOOR PLAN



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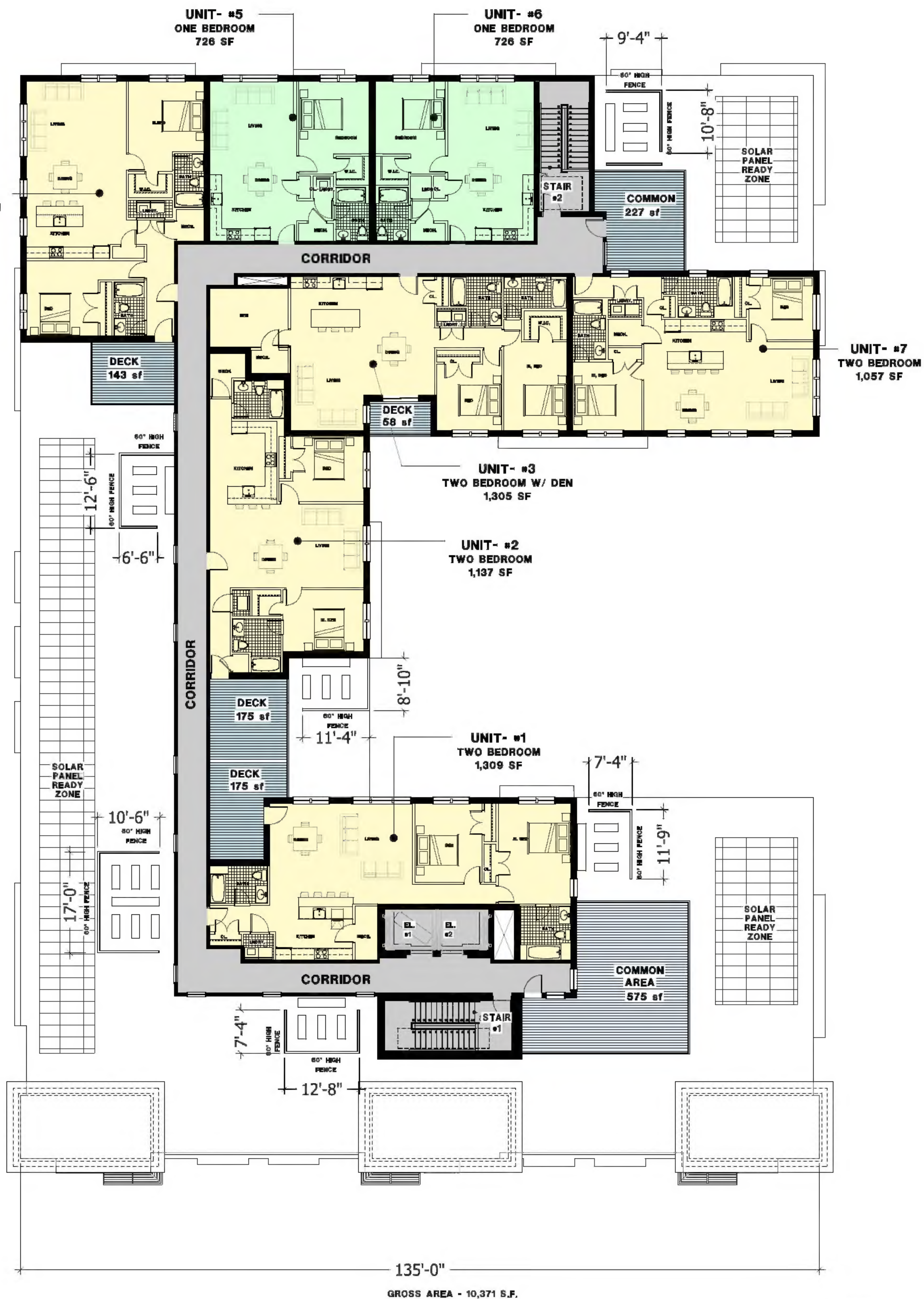


HARRISON MULHERN ARCHITECTS  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com

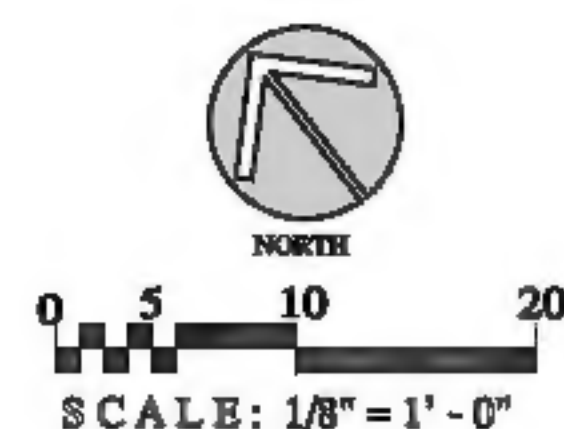


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# 5th FLOOR PLAN



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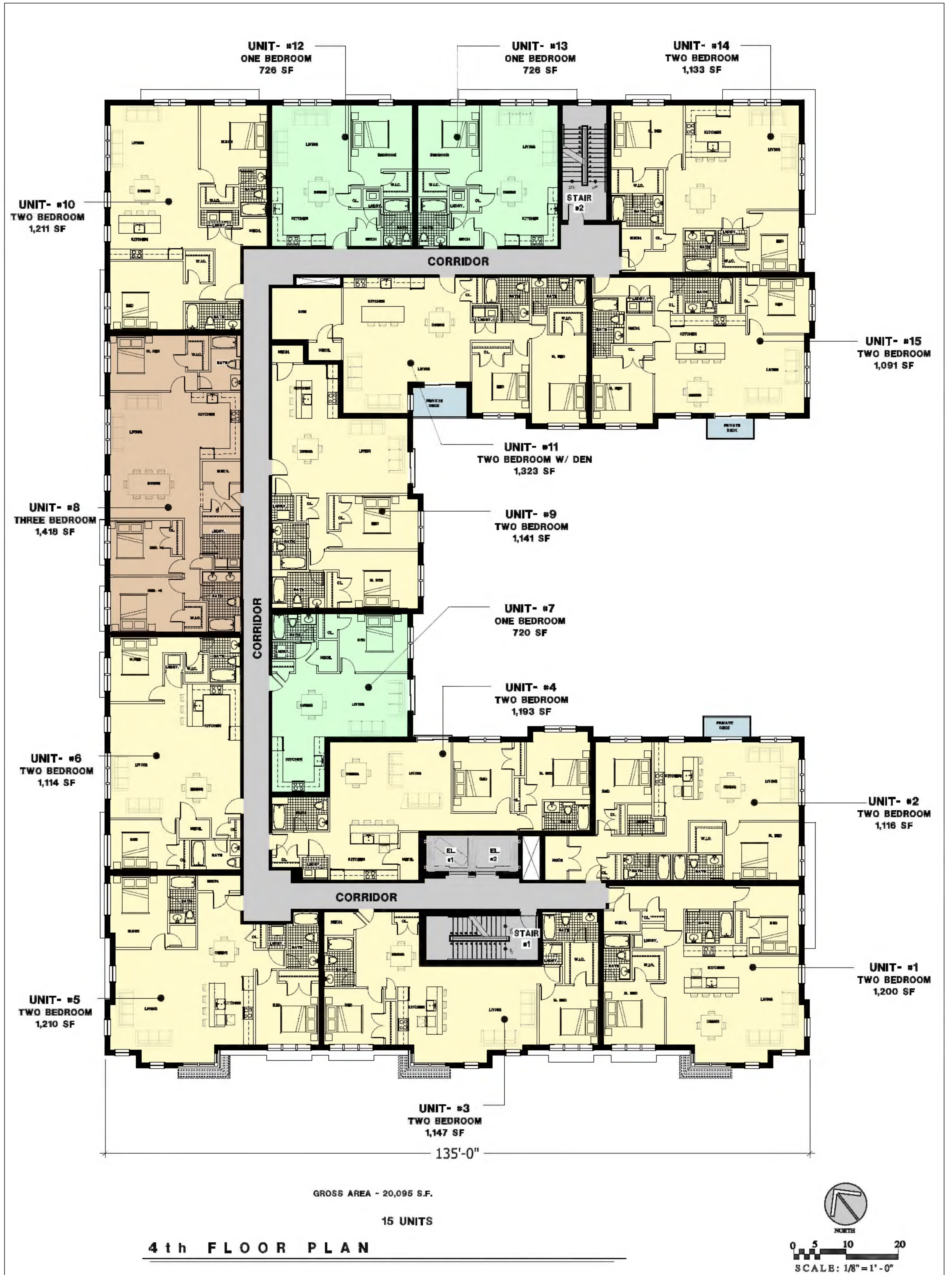


**HARRISON MULHERN ARCHITECTS**  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com



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**HARRISON MULHERN ARCHITECTS**  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com



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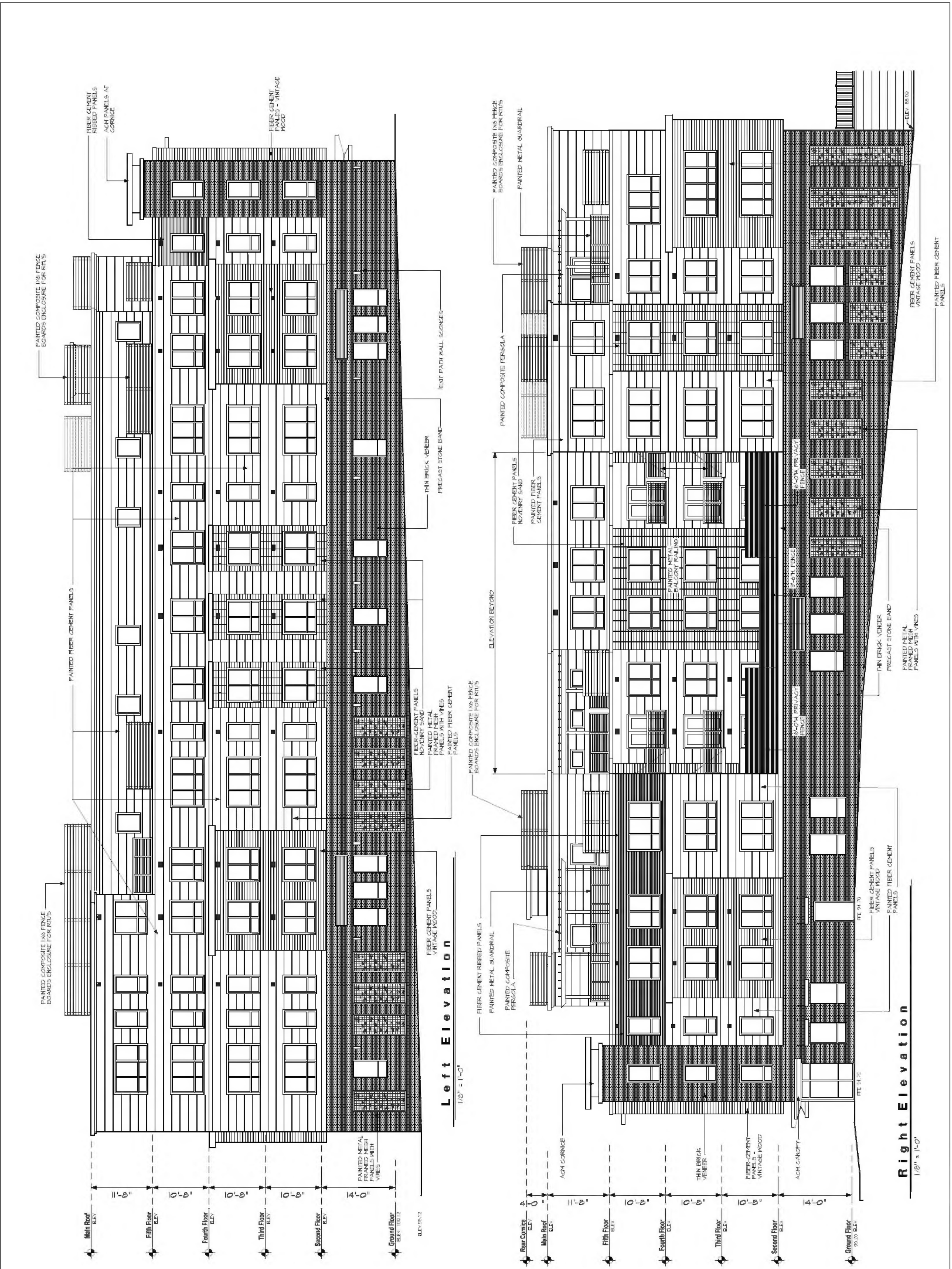


HARRISON MULHERN ARCHITECTS  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com



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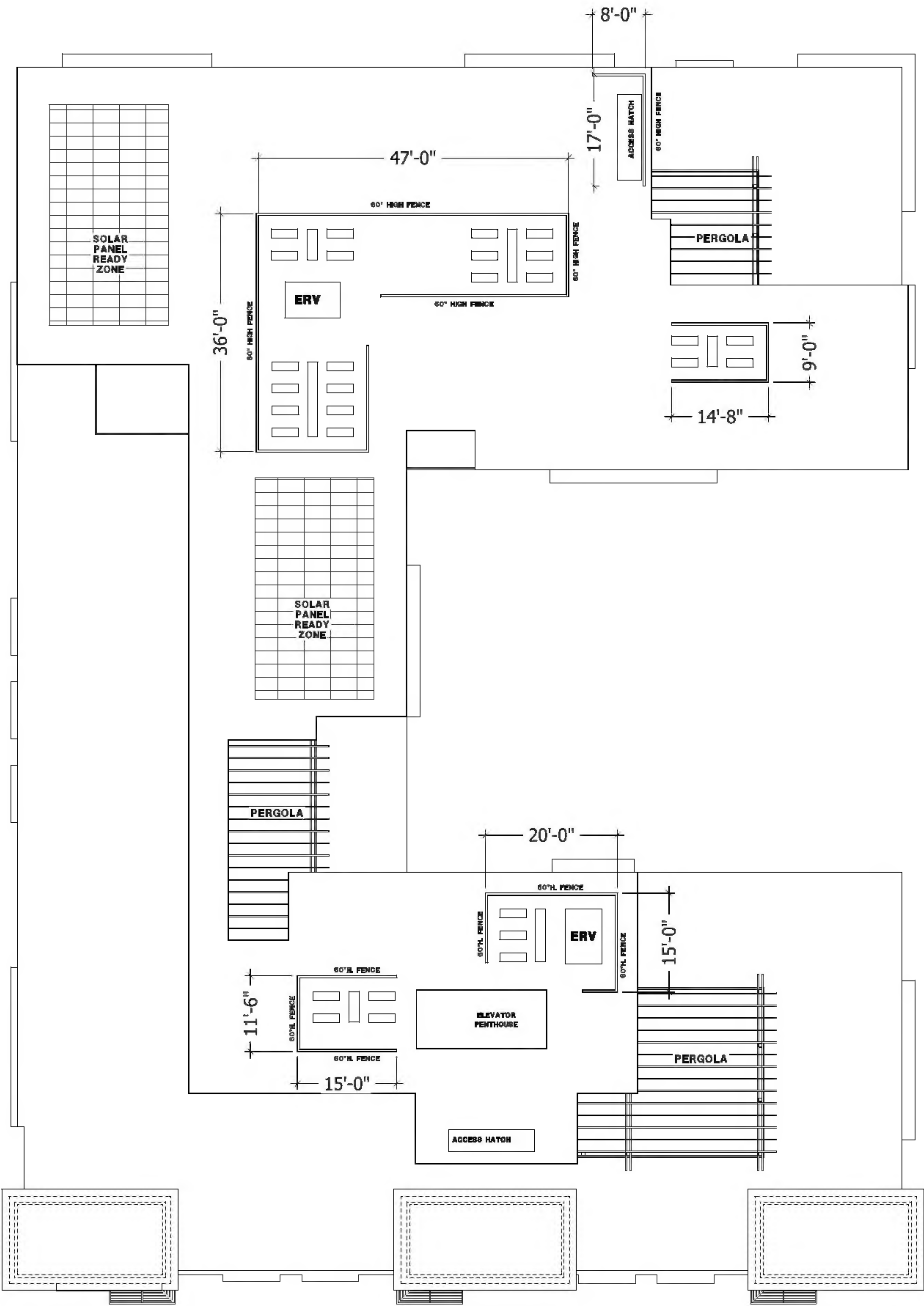


**HARRISON MULHERN ARCHITECTS**  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarcitects.com

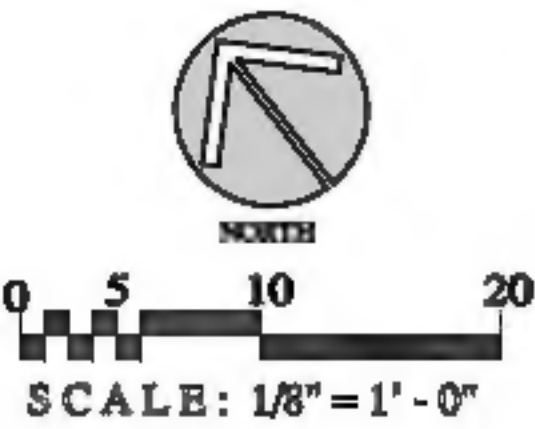


**A2.2**





ROOF PLAN



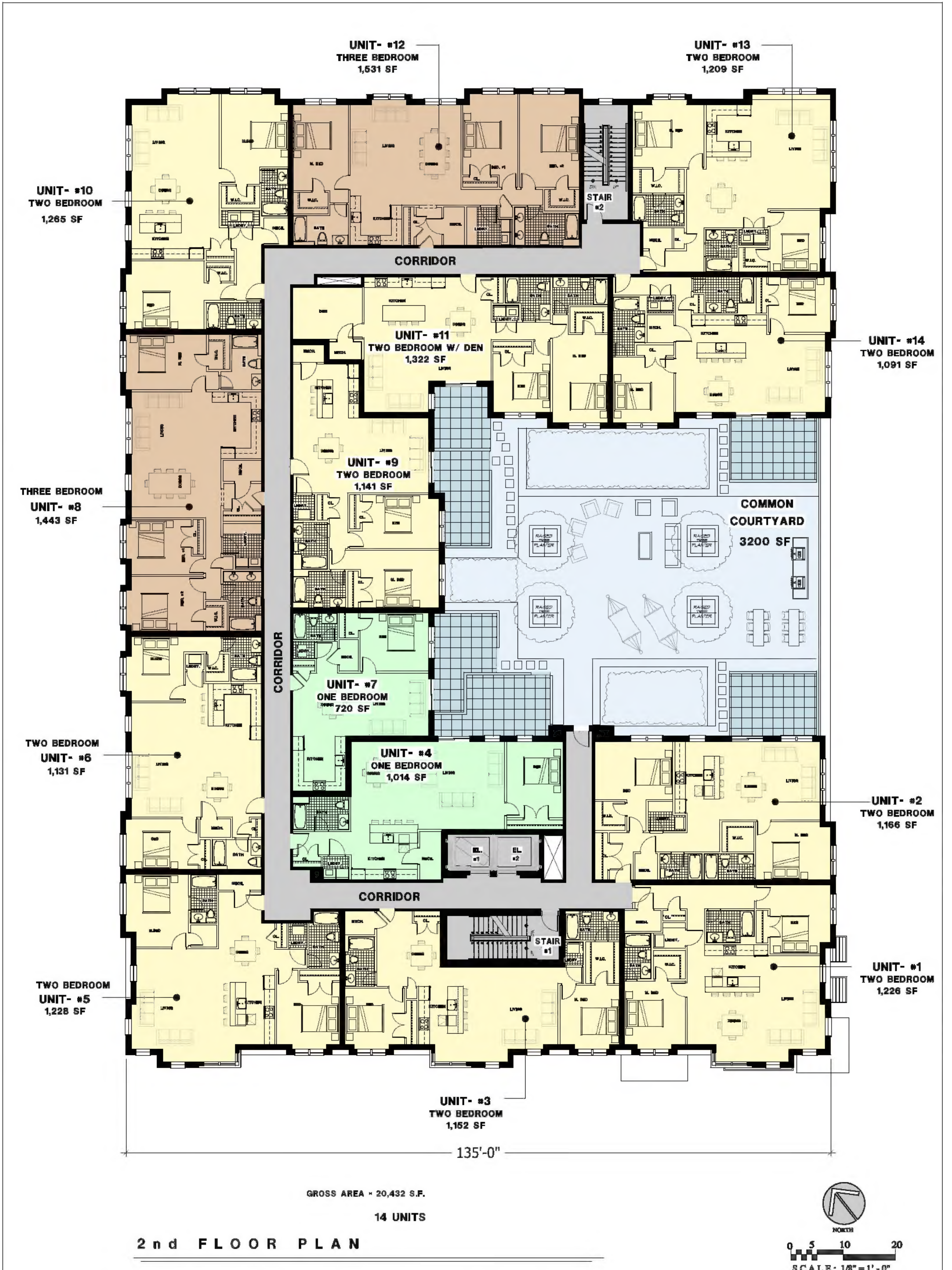
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611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com







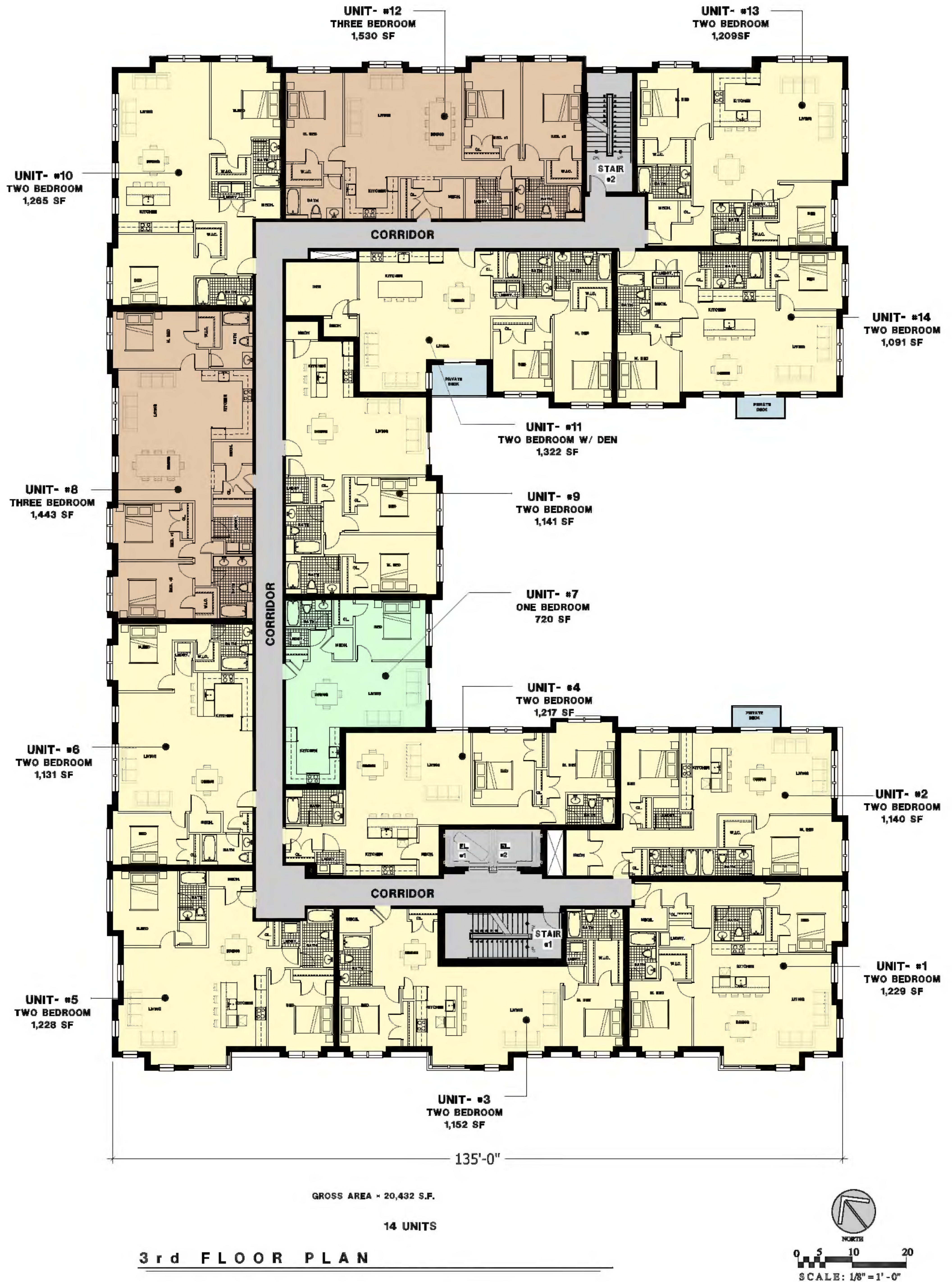
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HARRISON MULHERN ARCHITECTS  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com







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HARRISON MULHERN ARCHITECTS  
611 Main Street  
Winchester, MA 01890  
v. 781-729-3700 f. 781-729-3672  
email: cmulhern@hmarchitects.com



A1.3